



2014 Annual Report Area Plan Commission

THE STATUS OF LAND USE PLANNING



CITY OF EVANSVILLE AND
VANDERBURGH COUNTY

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EXECUTIVE SUMMARY

AREA PLAN COMMISSION – 2014 BY THE NUMBERS

APC 2014 Budget = \$786,385.00

Funds Returned to County from APC fees = \$298,118.00 (an 80% increase from 2013).

Development Review & Permitting

Land zoned and subdivisions recorded in 2014 for new development will impact nearly 300 acres.

Zoning Code Filings - 33 Rezoning; 85 Variances; & 35 Special Uses.

Subdivisions – 55 Plats Filed; 47 Plats Recorded with 186 new lots/parcels (new subs on 203 acres).

Permitting - 1,992 total permits issued (a one percent increase in permit activity);
435 new housing units were permitted (308 single-family & 127 multi-family).

Fastest growing residential areas – permits for 127 residential units were issued for Knight Township in the City; Unincorporated Center Township recorded 103 units permitted; and Scott Township had 91 units permitted (the later two are both located in northeast Vanderburgh County).

New Housing in the City - 196 units permitted (mostly from growth in Knight Township), up 37%.

Permit categories showing the most change -- Additions and Remodeling had biggest gain; &
Sign Permits had biggest decrease.

Site Plans filed for Site Review – 245 plans reviewed by Site Review Committee, up 47% from 2013; and
55 new commercial bldgs. were permitted, up 41%.

The following amendments to the City/County Zoning and Subdivision Codes were written by the APC and adopted in 2014:

- The portion of the Zoning Code addressing Improvement Location Permits and Commercial Site Review was generally updated which included listing the current members of the Site Review Committee.
- The Sign portion of the Zoning Code was updated to exempt certain temporary signs that meet new standards from the requirements for sign permits.
- The requirement for off-street parking was removed for most commercial uses in the downtown on land zoned in the C-3 zoning district (Central Business District).
- Amendments were adopted to the City and County Subdivision Codes regarding the expiration of primary plat approval, the letter of credit requirements for subdivision public improvements, and addressing sidewalk requirements and waivers.

Staff also drafted a new Section of the Zoning Code to deal with Cellular towers and associated facilities, which has not yet been filed for consideration as it is currently being revised to address comments from cellular industry representatives.

INTRODUCTION

PURPOSE OF REPORT

The purpose of this annual report fulfills the statutory duties of the Area Plan Commission Executive Director as listed in Indiana Code IC 36-7-4-312:

- (1) Propose annually a plan for the operation of the planning department;*
- (2) Prepare and present to the commission an annual report.*

LEGAL FOUNDATION FOR PLANNING

Indiana Statutes, Title 36, Article 7, Chapters 1 and 4 as amended empower cities and counties to plan. These units of government are further charged with the purpose: "to improve the health, safety, convenience and welfare of their citizens, and to plan for the future development of their communities to the end:

- 1. That highway systems be carefully planned;*
- 2. That new communities grow only with adequate public way, utility, health, educational, and recreational facilities;*
- 3. That the needs of agriculture, forestry, industry, and business be recognized in future growth*
- 4. That residential areas provide healthful surroundings for family life; and*
- 5. That the growth of the community is commensurate with and promotive of the efficient and economical use of public funds" (I.C. 36-7-4-201).*

Indiana Code further states that these units of government may establish planning and zoning entities to fulfill this purpose (I.C. 36-7-4-202).

With the above state enabling legislation as its basis, land use planning has been ongoing for well over a half century in many of Indiana's local governments. The first consolidated city/county plan commission to be established here was in 1955. Today, the Evansville-Vanderburgh County Area Plan Commission serves the entire area of Vanderburgh County, containing 235.74 square miles (U.S. Census Bureau), with Evansville being the only incorporated city and Darmstadt as the only incorporated town

FUNCTIONS OF AREA PLAN COMMISSION

AREA PLAN COMMISSION (APC)

The APC members are an appointed board that serves without compensation. Their membership is composed of thirteen voting members, seven from the City and six from the County.

County Representatives

Member of the County Commissioners
Member of the County Council
County Surveyor
School District Representative
Two Citizen Members

City Representatives

Member of the Common Council
Member of Board of Public Works
Five Citizen Members

The Area Plan Commission meets on the second Thursday of each month at 4:00 P.M. in Room 301, City Council Chambers, in public hearing. The meeting is open to the public for citizen comments on agenda items and consideration by the Commission. The Area Plan Commission keeps minutes of its proceedings and official actions. These minutes and files are public record and are kept in the Area Plan Commission office, Room 312 of the Civic Center Complex.

The following is a typical list of items heard by the Plan Commission:

- Requests for primary subdivision approval for plats and replats;
- Requests for city and county rezonings;
- Reports from staff; and
- Requests to amend the City and County Zoning and Subdivision Ordinances.

A set of criteria in State law and the Zoning Code must be considered by the APC in determining appropriate actions on these items. One of those considerations is the Comprehensive Plan, which serves as a guide for the Area Plan Commission and elected bodies on making all land use decisions. Table 1 shows the data on the number of development proposals filed and the actions taken by the APC in 2014. Except for the Rezonings and Special Uses categories, the number of proposals requested in other categories was higher this past year than in 2013 and, in some cases, 2012 as well. The type of subdivisions filed were primarily minor as opposed to major subdivision plats.

Table 1: 2014 Number of Requests in the City and County for Actions and Final Actions

Area Plan Commission

Rezoning				Major Subdivisions			Minor Subdivisions			Subdivision Waivers	
	2012	2013	2014	2012	2013	2014	2012	2013	2014	2013	2014
Number Filed	28	46	33	6	7	15	33	39	40	5	4
Approved	22	34	36	6	6	6	36	36	35	2	3
Denied	2	1	2	0	0	0	1	1	4	2	0
Withdrawn	2	3	2	0	0	1	2	2	4	0	0
No Action	0	3	0								
Approved by Legislative Body	18	25	36								

Board of Zoning Appeals

Variances				Special Uses		
	2012	2013	2014	2012	2013	2014
Number Filed	88	80	85	40	41	35
Approved	88	61	91	36	35	36
Denied	3	4	3	2	0	0
Withdrawn	3	4	2	2	0	4

BOARD OF ZONING APPEALS

The Board of Zoning Appeals (established in 1925 by the original zoning ordinance) is an appointed board that serves without compensation. State enabling legislation provides for a system of variance and appeal from the Zoning Ordinance requirements. The Board of Zoning Appeals (BZA) is the local judicial entity that rules on these items.

The following is a typical list of items heard by the BZA:

- Requests for Variances from one or more of the Zoning Code requirements;
- Requests for Special Uses which by their nature cannot be classified in the usual residential, commercial, or industrial zoning districts;
- Appeals by a petitioner of decisions made by administrative staff, administrative board, or other bodies (except for the Plan Commission itself), in relation to enforcement and/or interpretation of the Zoning Ordinance or issuance of Improvement Location Permits.

Since the BZA acts as a judicial board, State Statute prohibits contact with any board member concerning agenda items. Following a public hearing, the Board makes a determination of approval, approval with conditions/limitations, denial, or modification based upon criteria found in State law and in the Zoning Ordinance.

The BZA meets in open public hearings the third Thursday of each month at 4:00 P.M. in the City Council Chambers, Room 301. The Board keeps minutes of official actions of its proceedings. These minutes and files are public records and are kept in the Area Plan Commission office, Room 312 of the Civic Center Complex. See Table 1 for information relative to the number of variance and special use requests heard by the Board of Zoning Appeals.

AREA PLAN COMMISSION STAFF

Executive Director – Ronald S. London, P.E., CFM

Assistant Director/Planner - Blaine Oliver, M.S. Planning

Senior Planner - John Ansbro, AICP

Zoning Administrator – Janet Greenwell

Department Administrator - Ryan Key

Zoning Enforcement Officer – Donna Holderfield

Zoning Enforcement Officer – Ward Pedley III, B.S. Geography

Zoning Investigator - Joel Wiegand, B.S. Mathematics

Chief Draftsman - Brenda Hill

CAD/GIS Specialist - Jim McReynolds

Bookkeeper/Office Manager and Senior Secretary (for part of 2014) - Karen Yokel

Attorney – Dirck Stahl

Former Staff Member

Bookkeeper/Office Manager (for part of 2014)- Kathie Holley

FINANCING

The Area Plan Commission is financed by annual appropriations from Vanderburgh County and the City of Evansville. The total budget for 2014 was \$ 786,385.00, 85% of which is funded by Vanderburgh County and 15% by the City of Evansville. In 2014, the Area Plan Commission also returned \$296,904.98 to the County general fund in revenue it generated from filing and permit fees. This figure is an 80 percent increase (over \$130,000.00) in funds returned to the County above the 2013 total, due to the new fee schedule adopted by APC in early 2014. Information concerning the 2014 Budget and Disbursements is provided in Table 2. Table 3 displays the amount and type of fees collected by Area Plan Commission for all revenue items such as rezoning and subdivision filing fees.

COMPREHENSIVE PLAN

The U.S. Supreme Court in their 1926 decision on *Village of Euclid vs. Ambler Realty Company* (272 U.S. 365, 1926) determined that zoning was a valid use of the police power. Communities now had a means of determining their own character. Courts began to perceive the need for a comprehensive appraisal of all the land within the political jurisdiction and the consideration of contiguous lands. This comprehensive appraisal was to determine appropriate land use and to provide a firm basis for zoning decisions.

Because a community is a complex organization with many interrelated parts, the designation of appropriate land use is an involved planning process. For this determination to effectively meet future needs, local officials must have a good understanding of the interrelationships between the diverse set of elements that make up the community such as types of soils, flooding potential, vehicular circulation, availability of utilities, and many others. To meet this need, the Comprehensive Plan was developed, which assimilates and organizes this information and designates appropriate land uses, as a guide for the future.

Thus, the Comprehensive Plan is:

- 1. A comprehensive document addressing all functional components of development within the City and County;*
- 2. A set of action plans containing goals, objectives, and policies of the community pertaining to orderly growth and development and quality of life;*
- 3. A guide for the physical development of the community, including future land use;*
- 4. A long range (20-year) planning document identifying what the community aspires to become, suggesting actions to achieve these desires, and listing strategies and techniques to avoid anticipated problems in the future; and A legal basis for the local land development regulations in the community and is required by state law (I.C. 36-7-4-601 and 701) to legally adopt zoning and subdivision ordinances.*

The current Comprehensive Plan was adopted in 2004 after an extensive Plan review and update. The Plan reflects input and assistance from numerous government agencies and private individuals, from an appointed citizen Vision Committee, and from the general public in a series of Comprehensive Plan meetings. The review and update of the Plan is part of an ongoing planning process which involves the following primary functions of the Evansville and Vanderburgh County Area Plan Commission:

1. Conducting an ongoing program of comprehensive and land use planning accomplished through extensive research in areas such as demographics, education, health, public safety, housing, public utilities, waste management, recreation, transportation, and natural hazard mitigation.
2. Implementing the Comprehensive Plan by administering, updating and enforcing the related ordinances (Zoning Ordinance, Subdivision Ordinance, Flood Hazard Ordinance and Thoroughfare Regulations) and by coordinating related private, public, and governmental actions.
3. Reviewing and providing an analysis of all land use proposals filed (e.g. rezonings and subdivisions) for consideration by the Area Plan Commission, City Council, County Commission, and Town of Darmstadt;
4. Advising local units of government on land use planning issues and providing any requested information or special planning studies.

Table 2: 2014 Budget and Disbursements

	Budget	Added Appropriations	Transfers	Expended or Encumbered	Returned and Repealed
Salary of Employees	\$559,867.00				
Social Security, PERF	\$105,536.00	\$526.00		\$104,495.17	\$1,566.83
Fuel	\$1,000.00		\$1,000.00	\$1,403.88	\$596.62
Garage and Motor	\$500.00			\$181.35	\$318.65
Supplies	\$4,000.00		\$192.89	\$3,575.87	\$617.02
Postage/Freight	\$2,000.00			\$825.15	\$1,174.85
Travel/Mileage	\$1,500.00			\$185.00	\$1,315.00
Communications	\$8,000.00		\$3,000.00	\$10,210.10	\$790.00
Training and Education	\$2,500.00		\$1,500.00	\$3,700.00	\$300.00
Printing	\$1,000.00		-\$1,000.00	\$0.00	\$0.00
Legal Advertising	\$2,000.00			\$1,396.47	\$603.53
Maintenance and Repair	\$500.00		-\$500.00	\$0.00	\$0.00
Rent	\$52,982.00			\$52,981.80	\$0.20
Legal Services	\$35,000.00		-\$2,584.16	\$30,377.99	\$2,037.85
Equipment Lease and Repair	\$4,500.00			\$4,316.37	\$183.63
Dues and Subscriptions	\$1,500.00			\$1,499.57	\$0.43
Office Machines	\$4,000.00			\$3,485.13	\$514.87
TOTAL	\$786,385.00	\$526.00		\$218,633.85	\$10,019.48

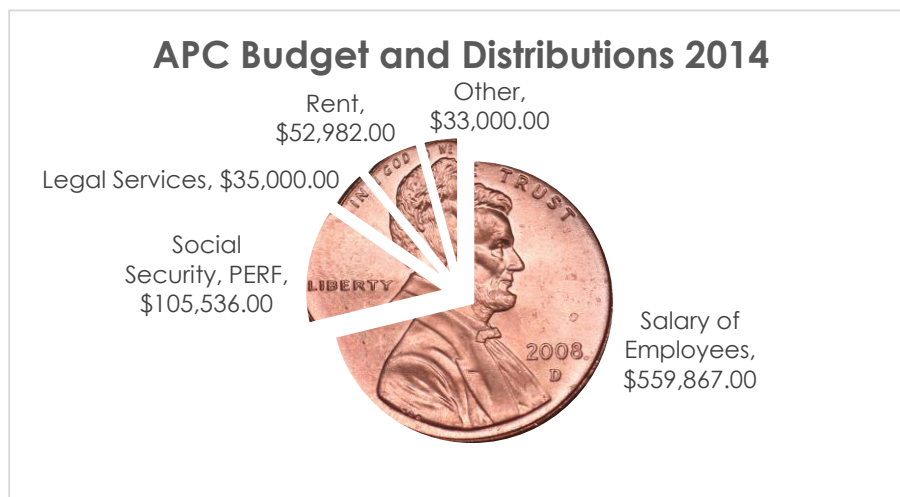


Table 3: APC Revenue from Fees in 2014

Improvement Location Permits	Total City Fees Collected	Total County Fees Collected
Agricultural Building	\$100.00	\$1,050.00
Change Of Business	\$3,151.90	\$175.00
Change Of Use	\$12,369.05	\$750.00
Commercial Addition	\$6,705.65	\$992.40
Commercial Building	\$22,979.35	\$3,354.80
Duplex Residence	\$400.00	\$625.00
Home Occupation	\$100.00	\$0.00
Multi-Family Building	\$5,371.35	\$680.00
Remodeling	\$7,755.00	\$1,960.00
Residential Accessory	\$5,300.00	\$7,100.00
Residential Addition	\$2,600.00	\$3,825.00
Signs	\$96,141.48	\$12,239.00
Single Family	\$6,725.00	\$18,075.00
Site Review Application	\$15,950.00	\$3,050.00
Temporary Commercial Use	\$300.00	\$0.00
Zoning		
City Rezoning Commercial	\$7,510.00	\$0.00
City Rezoning Residential	\$1,205.00	\$0.00
Com Rezone Amend/Continuance	\$2,460.00	\$0.00
County Rezoning Commercial	\$0.00	\$2,065.00
Downzoning Lnc To Residential	\$250.00	\$0.00
Special Use Application	\$5,400.00	\$400.00
Variance Application	\$7,500.00	\$5,500.00
Zoning Certification Letter	\$2,150.00	\$0.00
Land Divisions		
Lot Line Adjustment	\$1,175.00	\$700.00
Major Subdivisions	\$2,010.00	\$5,370.00
Minor Subdivision	\$5,710.00	\$5,345.00
Parcelization	\$150.00	\$1,050.00
Plat Vacation	\$0.00	\$780.00
Subdivision Waiver Fee	\$0.00	\$200.00
Miscellaneous	\$150.00	\$0.00
Grand Totals	\$221,618.78	\$75,286.20

Fees Collected 2012-2014



City and County Fees Collected 2014



WORK ACCOMPLISHED IN 2014

COMPREHENSIVE PLAN

The current City/County Comprehensive Plan was adopted in 2004 by the Area Plan Commission, Town Board of Darmstadt, City Council, and County Commissioners. Copies of the Plan are available for review at the Area Plan Commission office, at several of the Public Library branches and on the internet at the APC website: <http://www.evansvilleapc.com>. As part of the on-going effort to implement the current Comprehensive Plan, in 2014, the APC continued to work on accomplishing some of the recommended plan strategies or policies.

Work on an update of the current Comprehensive Plan began in 2010 providing another opportunity for the public to look at the “big picture” and develop strategies to help shape the future development of our community. Four public meetings were held early in the planning process to obtain comments from City and County residents. Other local agencies that have responsibilities related to land use and development have assisted staff by reviewing the draft Plan update, and providing information and comments on the Plan, including the Department of Metropolitan Development, the Evansville Metropolitan Planning Organization, the City and County Engineers, and the Water and Sewer Department. Updating of the background data on which the Plan is based is now essentially complete. New information incorporated into the draft Plan includes demographic data from the 2010 Census, the 2010 land use inventory, more recent population projections, and many other updates.

To improve the look of the Plan and to incorporate appropriate content from the regional sustainability plan (officially titled “The Millennial Plan for 2040”) which was adopted in April, 2014, the APC staff worked with the County Commissioners to secure funding to hire the Lochmueller Group, the local consultants who authored the Millennial Plan. Specifically, the LG will reformat the Comprehensive Plan to have the same professional look as the Millennial Plan and will also redesign graphics using a more modern graphics software. The contract with the LG was finalized at the end of 2014. Hearings on the draft Plan update will be held, and the Plan will be completed and adopted in 2015.

ZONING ORDINANCE

The City and County Zoning ordinances govern land use in Evansville and Vanderburgh County. The ordinances define the districts into which the City and County are divided, the restriction on the uses within the districts, and the site development standards (amount of green space, parking, etc.) within the districts. Per State law, rezoning decisions are made at public hearings of the Area Plan Commission (acting as a recommending body), City Council, County Commissioners, and Town Board of Darmstadt (who make the final decisions and adopt the rezoning ordinances).

In 2014, the Area Plan Commission staff continued to research, write staff field reports, and provide verbal comments at the Area Plan Commission and Board of Zoning Appeals meetings on each proposed rezoning, variance, appeal, and special use. Verbal comments are provided at the hearings to update the members on any changes that occurred since the staff field report was written, and to inform the general public attending the meeting. Staff has continued to make visual

presentations using multiple digital images of each site area including aerial photographs for all site development proposals before the APC and BZA. Following public meetings, applicants are notified of official actions and records of the meeting are prepared and kept on file for future reference.

Official Zoning Maps, the permanent record of zoning districts for Evansville and Vanderburgh County, are located on the GIS website (www.evansvillelegis.com) and are updated monthly. The zoning maps, in conjunction with complete and accurate legal descriptions, are maintained and updated by staff for reference by the public as the primary source of zoning information, and are the basis for issuing Zoning Certificate letters.

The review of rezoning, variance, and special use petitions is a significant aspect of the Area Plan Commission's efforts to administer the Zoning Ordinance. Table 1 displays the number of these petitions filed in 2014, and the action taken by the Area Plan Commission. This data shows that the APC staff processed and coordinated the review of 33 rezoning petitions. Of these petitions, 36 were approved by the City Council or County Commissioners (additional carried over from previous year). The total number of variance and special use petitions filed for consideration by the Board of Zoning Appeals were 85 and 35 respectively.

The APC Staff researched, drafted, and obtained approval for several Zoning Code Amendments in 2014. The first two amendments were a follow-up to work done in 2013 on the following topics:

1. The issuance of improvement location permits, elimination of the requirement that plans for multi-family developments be reviewed by both the Subdivision Review and Site Review Committees, and updating the list of the Commercial Site Review Committee members identified in the Code. In conjunction with this code change, staff also prepared a new application form for non-residential and multi-family residential permits. The modifications to the application form were adopted by the APC, and they went into effect in April, 2014. An updated fee schedule was adopted by APC and also went into effect in April 2014 to set fees at levels more comparable to other Indiana mid-sized cities and counties.
2. The elimination of the requirement for hard and sealed surface for mini-storage and a few other low traffic generating uses in the County if they meet certain requirements, such as a perimeter green buffer. This amendment was adopted by the County in January, 2014.
3. Another amendment passed in 2014 addressed temporary signs. More specifically, new standards were established for on-premise, temporary signs such as banners, sandwich-boards and flag signs. The amendments eliminated certain temporary signs from the requirement to obtain a sign permit and listed those types of temporary signs within certain parameters as exempt from permit requirements. The APC staff worked with an ad-hoc Temporary Sign Committee appointed by the Mayor and included other interested parties to reach a consensus. This proposal was adopted by the City Council in July, 2014, along with a minor follow-up clarification amendment adopted later in the year. Staff will monitor whether the new ordinance is working as intended in the City. If

no problems arise over a reasonable period of time, a similar County version of these sign code changes will be filed for adoption by the County Commission.

4. The City Council initiated an ordinance change in 2014 to relax parking requirements for entertainment uses in the Downtown, along West Franklin Street and North Main commercial areas. Staff worked with the City Council to revise the amendment to only apply to the Downtown due to the extensive parking infrastructure (public parking garages and surface lots) that exist in that area, and to expand the parking waiver to all commercial uses. The APC recommendations for the Franklin and North Main corridors were influenced by property owners' comments in these areas who requested to be removed from the amendment. These areas do not have the extensive parking availability as in the Downtown. After discussion of these concerns with the City Council, a consensus on a final version of this amendment was reached that allowed for the elimination of parking requirements for all uses except for residential and child care facilities in the C-3 Zoning District area of the downtown only. The ordinance change was approved by the City Council in November, 2014.

Work on an additional Zoning Code amendment was initiated by staff in 2014 after the suggestion for code amendments was made by a cellular provider who complained that the current Code requirements were making it too difficult to find sites meeting the spacing requirements for new cellular towers. Instead of just looking at changing the spacing requirements, staff undertook an extensive look at Codes from other communities and determined that a more comprehensive approach was needed to update the entire portion of the Code addressing wireless communication facilities. A draft of this new section of the City and County Zoning Codes was completed in 2014. The first draft of this ordinance change was recently reviewed by representatives of the interested private cellular company and revisions are currently being made. Once work on the revisions is complete, the second draft will be distributed to all interested parties and be discussed at an APC meeting. It is anticipated that these amendments will be adopted in 2015.

ZONING ENFORCEMENT

The Evansville-Vanderburgh County area has three Zoning Enforcement/Investigator Officers who, among other responsibilities, respond to complaints from the public, make site inspections and take other enforcement actions. Enforcement personnel are responsible for investigating all complaints of Zoning Code violations, contacting property owners when complaints are verified by inspection, maintaining thorough and confidential case files, and working with individuals in violation of the Zoning Code to effect prompt compliance. If all other methods are unsuccessful including issuing fines, court action is initiated to ensure compliance. In 2014, there were approximately 800 complaint site inspections and, when warranted, these inspections were followed by issuance of almost 600 Zoning Code violation letters.

In addition, the APC staff ensures that all proposals for new development also comply with the ordinance. In 2014, staff continued inspecting new or expanded multi-family, commercial and industrial development sites prior to the issuance of Certificates of Occupancy by the Building Commission to ensure that the construction is consistent with the approved site plans. When significant discrepancies are found that do not comply with Zoning Code requirements, the developers are notified to make the necessary corrections. Certificates of Occupancy are not issued

until an inspection by APC staff reveals that the construction is in conformance with the approved site plan.

SITE REVIEW PROCESS

The Site Review Committee is another of the ongoing review boards of the Area Plan Commission. This Committee meets weekly to review plans for all new commercial development, industrial development, all other non-residential uses, and apartment complexes, prior to issuance of improvement location permits. During this meeting, plans are reviewed for conformance with applicable codes, and the applicant is notified if additional information is needed. If a site plan is denied, the Area Plan Commission staff notifies the applicant in writing.

The APC staff chairs the Site Review Committee meetings, serves as primary intake for commercial and industrial permit applications, and is responsible for monitoring the permit through the review process. Application forms and plans are received and reviewed, computer entries are made, and plans are dispersed prior to the weekly Site Review Committee meeting to the following offices:

Building Commission	County Engineer	County Surveyor
City Engineer	Fire Department	Water and Sewer Utility
Other requested City & County agencies		

Table 3 shows that in 2014, applicants paid APC fees to file 241 site development plans for review. The total number of site plans reviewed was 245 which included plans of government entities that do not pay fees. Of the total number of plans reviewed, 84 percent of these sites are located in the City and 16 percent in the County.

Examples of the major projects reviewed are:

CITY PROJECTS:

- HCW Evansville (Double Tree Hotel), 601 Walnut Street, 10 Story – 244 room hotel
- Old Evansville Brewery, corner of Fulton Ave. & W Indiana St., change of use/remodel for offices.
- Delaware Trace Apartments, 4201 North Green River Road, 2nd phase with 5 buildings – 80 apartment units
- Meijer Store, 2622 Menard's Drive, 192,940 sq. ft. retail store with convenience store/gas station
- Two Kins Investment, 1824 Pollack Avenue, 6 buildings – 76 apartment units
- CVS Pharmacy, 609 North St. Joseph Avenue, 13,225 sq. ft. retail building
- Echo Community Health Care, 316 Chandler Avenue, 2 story - 5,785 sq. ft. building
- Brickyard Condominiums, 3615 Upper Mt. Vernon Road, 1 – 6 unit building

COUNTY PROJECTS:

- Schnuck's Market, 12920 Old State Road, 59,000 sq. ft. grocery & 14,000 sq. ft. retail building
- Woodward Development, 15000 Foundation Drive, 100,000 sq. ft. spec warehouse
- Evansville Baseball/Softball Complex, 4300 Heckel Road, 8 baseball/softball fields

As part of an on-going effort to revamp the Site Review process, the staff unveiled the start-up of a project tracking link on the APC website, where an applicant or a representative for a Site Review project undergoing review can see a map of the projects currently under review, and click on their

location, which will then display information about the project including all the agency comments and whether each agency has given their approval or if it is still pending. This will be helpful for the applicants to be aware of their project's status, the nature of any agency comments, and what agency(ies) they might still need to contact to obtain approval and issuance of the Improvement Location Permit from the APC. It will also give an opportunity to local contractors to see what projects are being considered for approval in the City and County, and provide permit status updates.

ISSUANCE OF PERMITS

The Area Plan Commission issues improvement location permits for residential, commercial, and industrial uses before construction activity can begin. These permits are not only required for new structures, but are also issued for additions, accessory buildings, changes of use, and signs. In 2014, the Plan Commission processed a total of 1,992 applications for improvement location permits. The trends section of this report below provides more information and analysis of these permits and other 2014 development related data.

SUBDIVISION REVIEW PROCESS

As designated by State law, the Area Plan Commission has sole authority over the subdivision process. Prior to filing a subdivision plat, the APC mandates that all applicants requesting plat approval or subdivision waivers must meet with staff in a pre-application conference. Requests for primary subdivision plat approval are reviewed initially by the Area Plan Commission staff to insure all required information for submitting a plat is included, and then by the Subdivision Review Committee for technical assessment. The Subdivision Review Committee meets the second Monday of each month to review major subdivisions. The Committee reviews all applications for subdivision plat, replat and plat vacation approval, and makes recommendations to the Area Plan Commission. Proposed subdivision plats and agency comment forms are distributed by staff to the following offices:

Building Commission	City Engineer	County Engineer
County Surveyor	Health Department	Evansville Water and Sewer Utility
Evansville Metropolitan Planning Organization		

Determinations on primary plat and replat approvals for minor subdivisions have been delegated by the APC to the Subdivision Review Committee. A change in procedure was initiated about a year ago that allows minor subdivisions to be reviewed by the Subdivision Review Committee each week after the Site Review meeting. This results in a much quicker review time and shorter time-frame for getting agency comments on minors back to the applicant, instead of waiting a month to be discussed by the Subdivision Review Committee. This procedure has been working well as minor plats generally do not have significant technical issues or complications. In most cases, minor plats that are approved by the Subdivision Review Committee are not heard at the APC public meeting unless accompanied by a request for subdivision waiver.

Major subdivisions, those with three lots or more, must be heard at a public meeting of the Area Plan Commission. The plats, the staff field reports on each proposal, any recommended conditions of plat approval, and other relevant information are then presented at the public hearing

for a determination on primary plat approval. Following public meetings, applicants are notified of official actions and records of the meeting are prepared and kept.

The Area Plan Commission has delegated the authority to grant secondary plat approval to the Executive Director. Secondary approval has multiple requirements that have to be met prior to recording the plat. One of these requirements involves submittal of a Letter of Credit ensuring that all subdivision improvements are installed by the developer at no cost to the taxpayers. As of December 31, 2014, the Area Plan Commission held 79 letters of credit for subdivision improvements. The Area Plan Commission monitors the construction status of all subdivision improvements in the City and County. In the subdivisions with active letters of credit, the total value of all improvements amounts to \$17.9 million. Since some of these improvements have been completed, the Area Plan Commission is currently holding nearly \$3.1 million in letters of credit for the remaining improvements. These amounts change as improvements are made, inspected, and accepted.

As part of the subdivision process, the Area Plan Commission staff approves subdivision and street names to avoid duplication, and assigns addresses for new lots in the City and County.

Table 1 shows that there were 55 subdivisions filed in 2014. Of these plats, 6 major subdivisions were granted primary plat approval by the Area Plan Commission and 35 minor subdivisions were approved by the Subdivision Review Committee. The number of subdivisions filed last year was somewhat higher than the number filed in 2013. Table 1 also shows that the APC approved 3 subdivision waivers in 2014, and 4 requests were filed to vacate all or a portion of an existing plat.

Staff also worked on a proposed amendment to the County Subdivision Code in 2014 that addressed expiration of primary plat approval; updated other wording in the Code; removed sidewalks from the letter of credit requirement for new subdivisions by making their installation contingent upon the issuance of the Certificate of Occupancy for new structures, allowed for modification of the sidewalk requirements to install alternative pathways within a subdivision instead of or in addition to sidewalks if desired by the developer; required any waivers of the sidewalk Code provisions to be approved by the Area Plan Commission and the Board of Public Works (in the City) or recommended for approval by the APC and approved by the County Commissioners (in the County); and required all subdivisions installing any sidewalk to submit a pedestrian plan showing the proposed location of the sidewalk and handicapped ramps. This ordinance was approved by City Council in December, 2014, and was approved by the County Commission in February, 2015.

Along with these Code changes, the Area Plan Commission approved a new letter of credit form for the banks to follow when submitting a letter of credit. The new wording on the form eliminates the need for the staff to track the expiration dates of letters of credit, as the new letters do not expire--they automatically renew. The new letter of credit changes also require a 10 percent contingency be added on cost estimates instead of 5 percent, and require inflationary increases in the amount of letters of credit if the subdivision improvements are not complete and accepted.

INFORMATION AND TECHNOLOGY

GIS WEB MAPPING AND APPLICATIONS

The Area Plan Commission continued to support IT/GIS operations in 2014 by maintaining numerous GIS layers along with many other on-going activities. The following is a description of these projects and activities over the past year.

[Commercial Site Review Status](#): Launched In December, 2014, this web map application provides the public and other interested parties access to searchable and interactive information related to commercial development within the City of Evansville and Vanderburgh County. Committee members of Commercial Site Review are able to update the current review status of a project and have that information published to the web map in real time, increasing communication between the reviewing agency and the project applicant.

[Residential Growth 2007-2014](#) This web application consists of data compiled and geocoded from several permit systems that were in use over the years. The result is a time based map illustrating the areas of residential development activity over time.

[Application Summary 2014](#) All applications received in 2014 have been geocoded and can be viewed by type (e.g. City Rezoning's, Agricultural Building permits, On Premises Signs, etc.). The results are summed to show area of activity and count summaries.

[Economic Development Areas](#). A simple map viewer for the Evansville and Vanderburgh County TIF Area boundaries as well as the Enterprise Zone.

GIS PROJECT ASSISTANCE

Area Plan has assisted the following departments with GIS related projects:

- Vanderburgh County Sheriff's Dept. – Violent/ Sexual Offender Registry Boundaries (Zones of Responsibility).
- Building Commission / DMD – Blight Elimination Project Geocode.
- Scott Township Fire Dept. – Response Drive Time Data.
- Vanderburgh County Assessor – Georeferencing and accessing commercial site plans.
- Evansville Parks Dept. – Greenway Trail Maps including an interactive map of amenities.

GIS DATA MAINTENANCE

Area Plan is responsible for the update and maintenance of the following GIS Data:

- All Annotation – Property Dimensions, Lot Numbers, Addresses.
- APC Errata – Layer indicating land division that does not meet Subdivision Code requirements.
- Deed Lot – Land division created by way of deed.
- Easements – Easement location and type.
- Parcels – Parcel Boundaries maintained in conjunction with County Assessors.
- ROW – Road, railroad, and vacations of rights of way.
- Street Network – Street network data and address ranges.
- Special Use Docket – Special Use filing boundaries.
- Subdivisions – Recorded subdivision boundaries both minor and major.
- Sub Lot –Subdivision parcel lot lines.
- Zoning – Zoning petition boundaries and classification.
- Zones With Conditions – Identifies zoning petitions with specific conditions.

DATABASE MANAGEMENT & RECORDS

APC continues to perform the weekly Property Master update/import for the Munis Permitting Application. Property records that are entered into GIS are combined with property data from the Assessor's office to create the Property Master Table. This table is then imported into Munis, and serves as the source data for the Munis permit application.

In 2014, staff combined the County Surveyor's and Area Plans digital subdivision records into one directory, thus creating a more efficient method of obtaining data through GIS and the creation of the Subdivision Plat Index available at www.evansvilleapc.com

In addition, staff scan all new permit site plans, both commercial and residential. The plans are then linked to the corresponding permit record in the Munis permit database.

AREA PLAN COMMISSION WEB SITE

In 2014, the APC converted its entire website over to the new City/County Vision Internet page providing a more modern look and feel, while preserving the same level of information and its availability. The Area Plan Commission domain and web address still remains: www.evansvilleapc.com.

The Area Plan Commission web site includes all APC and BZA filing dates, meeting dates, agendas and meeting minutes, staff field reports as well as instruction packets, forms, fees, the Commercial Site Review agendas, and 2010 census data for the City and County. The entire Comprehensive Plan and the City/County Zoning Codes are also available on our web address. All this information will continue to be available in printed form in the Area Plan Commission office. In addition to the Zoning Map, the website now offers a Maps and Apps directory for web mapping applications. The APC also recently started an open data initiative, In addition to the regular maintenance and web applications, providing GIS data to the public from a download page on <http://evansvillegov.org/index.aspx?page=3391>

COMPUTER REFRESH CYCLE

Since information technology work depends heavily upon having the proper hardware, in 2014 we continued the process of changing out the old APC office computers with new ones having GIS capability. In addition, with combined funds from other offices, we purchased a large-format scanner/printer to replace our older, inoperable machine. These purchases will greatly improve our ability to respond faster to customers and overall provide higher quality work.

COMMITTEE PARTICIPATION

The APC Executive Director and staff serve on the following committees beyond the Subdivision and Site Review:

Downtown Design Review
Evansville MPO Technical
Flood Advisory

Local Emergency Planning
Pigeon Creek Greenway Advisory

NFIP / CRS

One of the ordinances that the APC helps to administer along with the Building Commission is the Floodplain Management Ordinance. This ordinance was rewritten and adopted in 2011 based on State Statute and is a requirement for participation in the National Flood Insurance Program. As part of its duties in regard to floodplain management, the APC chairs the Flood Advisory Board which considers any requests for variances to this ordinance. There were no floodplain variance requests filed in 2014.

Through the National Flood Insurance Program (NFIP), as of November, 2014, City and County residents had 1,216 insurance policies totaling \$281.15 million in coverage for potential flood damage to their homes or businesses. The Federal Emergency Management Agency (FEMA) and Indiana Department of Natural Resources administer the NFIP and ensure that local governments meet the minimum requirements. To reduce the amount of the premiums paid for this flood insurance by City and County residents, the Area Plan Commission coordinates the City and County's participation in the Community Rating System (CRS) Program. This rating, as established by FEMA and the Insurance Service Office (ISO), rewards communities with insurance premium discounts for a variety of local flood protection efforts that go beyond minimum NFIP requirements.

The City and County have continued to meet the requirements for their current CRS rating as a Class 8 community. This rating means that City and County residents have received and will continue to receive 10 percent discounts for their NFIP policies issued or renewed since April 1, 1999. As a condition of continued participation in the CRS program, we are required to recertify annually that we continue to implement the credited activities. The APC staff coordinates and compiles the City and County CRS recertification documentation to keep the 10 percent insurance discounts our residents currently enjoy.

PIGEON CREEK GREENWAY PROJECT

The proposed Pigeon Creek Greenway project will entail construction of a 40-mile paved bicycle and pedestrian trail throughout the City and County. Currently, almost 7 miles of the trail is complete along Pigeon Creek and through the Downtown riverfront. It has become a popular community amenity that improves the quality of life for our residents and visitors. The Area Plan Commission staff contributed to the project in 2014 through its participation on the Greenway Advisory Board and assistance to the Parks Department on Greenway related matters, particularly mapping the existing and proposed trail route. The APC staff also continued to notify Greenway officials of development proposals that could impact a planned greenway route; and participated as part of the Steering Committee for the upcoming 2015 Bicycle/Pedestrian Master Plan.

CENSUS

The Area Plan Commission holds the designation as a State data center affiliate for the Evansville Metropolitan Statistical Area, and is a depository for Census data. Some of the local census data and information is available on the Area Plan Commission website, and also at the Area Plan Commission office. This data can be obtained for various demographic levels, including the MSA, County, City, township, census tract and census block geographic units. The APC staff responded to numerous requests from businesses, non-profit organizations, government agencies, and the general public for local and regional census data. The APC routinely disseminates this

information as a public service, as we the local agency that annually offers this assistance for the City and County. The Census Bureau depends on the cooperation of local governments to provide data support and technical assistance.

PROVIDING PLANNING INFORMATION TO THE PUBLIC

A continual function of the Area Plan Commission is that of a clearinghouse for information concerning land use, zoning, population estimates and projections, housing, growth and development, and other planning issues that affect the area. Information requests are frequently received from developers, realtors, public officials, and the general public.

PROFESSIONAL EDUCATION

To increase staff knowledge on information that will allow the Plan Commission to better serve City/County residents, the APC staff received training on the Munis Permitting, Tyler Cashiering, and KRONOS Timekeeping software and benefitted from online webinars. Several of the staff members participate in continuing education programs on an ongoing basis to meet professional certification requirements, such as the Indiana Chapter of the American Planning Association annual state conference.

CURRENT DEVELOPMENT TRENDS

ANALYSIS OF APC DEVELOPMENT DATA

The trends for various types of development proposals reviewed by the Area Plan Commission over the last 10 years are illustrated in Table 4. This data shows that the development activity level in 2014 was generally about the same as previous years. However, subdivision activity has been rebounding since its recent low point in 2009. The 55 subdivisions filed in 2014 is the highest level of subdivision activity over the last ten years, and represents a 20 percent increase from the 2013 total. The rezoning activity and the number of special uses filed were down slightly from the 2013 totals. These figures reflect general economic conditions that are continuing to improve.

The amount of land affected by the approved rezonings and the subdivision plats recorded in 2014 are shown in Tables 5 and 6. APC records for last year show that a total of 95.8 acres was rezoned, most of which was in the Commercial zoning category. In looking at the total acreage rezoned in both the City and the County, every zoning category recorded acreage decreases from the 2013 totals. The commercial districts accounted for the largest decrease among all zoning categories due to the significant drop in acreage rezoned in the County. Land zoned into the Commercial and Industrial districts actually increased somewhat in the City. The majority of the newly zoned land in 2014 was also in the City.

The subdivision information in Table 6 shows a total of 168 lots were recorded on 203 acres within the 47 subdivisions recorded in 2014. The lot total in the recorded subdivisions and parcelizations is a low for the 3-year reporting period shown in Table 6, due to the lower than normal lot total in the County. Given that the number of subdivisions recorded in 2014 as shown on Table 4 is not a low number, the 2014 subdivisions had a fewer number of lots per recorded plat. The majority of the new subdivisions are located in the County and are residential in nature. The acreage and the number of recorded lots result in an average lot size that increased from the previous year total of 0.87 acres per lot. The average lot size for 2014 was 1.21 acres per lot. The new subdivisions will improve the availability and selection of lots in our community.

Table 7 shows data on the type and number of Improvement Location Permits issued by the Plan Commission in 2014. The total number of permits issued by the Area Plan Commission during the year was 1,992. This represents only a one percent increase in permits issued from 2013. Most of the permit categories on Table 7 show an increase for 2014. The categories with the largest number of permits issued last year were Signs (621) and Additions and Remodeling (444). The Additions and Remodeling category recorded the biggest gain for 2014 and Signs showed the biggest loss over the past year due to a Code change exempting most temporary signs from permit requirements. Permits for Single Family homes in the City also showed an impressive 74 percent increase, while permits for 55 commercial/industrial buildings were issued last year, a 41 percent climb from the 2013 total. The Single Family and Commercial Activity Map on Page 24 illustrates the locations of the residential and commercial permits issued in 2014.

Table 8 shows that residential permit activity in 2014 increased by 7.7 percent from the previous year total. However, the 435 housing units permitted in 2014 is still somewhat below the normal

amount of units permitted in a “good” year, which is typically 500 units in the City and the County together. Of the total housing units permitted overall, 45 percent of the units were permitted for locations in the City, while 55 percent were permitted for the unincorporated County.

When examining these residential permits by type of unit, Table 8 shows a total of 308 single family and 128 multi-family units permitted. This split on housing type equates to about 70 percent of the new units being single family. When considering the geographic area in housing type, 89 percent of the total units permitted in the unincorporated area of the County were single family, while just over half of the units permitted in the City were multi-family. This data demonstrates that the units constructed in the City are providing more of a variety in housing types than the new units in the County, which tend to be more traditional, suburban single-family.

In looking just at geographic area, the unincorporated County had 240 units permitted and the City had 196. While the total for the County has been stable over the last few years, the City total has been increasing. As has been the case for the last several years, none of the township growth totals are considered to be a high level of permit activity (over 150 units) considering our past growth trends. The data for our fastest growing areas shows a surprising change this past year as Knight Township in the City, (in the Moderate growth category), recorded the most growth (with 127 units permitted). Unincorporated Center Township has traditionally been our fastest growing area, but it didn't have as strong of a year in 2014 as it has in the recent past (only 103 units permitted). It was followed closely by Scott Township (with 91 units). The growth in Pigeon Township showed the biggest decline from the 2013 totals due to no multi-family growth occurring in 2014, which is highly unusual.

The 2004-2025 Comprehensive Plan has three growth scenarios and projections for the amount of new residential land that could be required by Year 2025, with the highest projection being 7.4 square miles. Although only about a third of a square mile was used for lots platted in 2014, the high projection for future residential land still appears to be valid. With the national economic outlook continuing to rebound from the recession, the local development data is showing steps in the right direction, and considering proposed local projects such as the downtown Hotel, the Evansville branch of the IU Med School and the Promenade (far east side of the City) on the near horizon, we expect these factors to have positive impacts to help grow the economy of our region well into the future. The trends indicated in this local data are that our overall growth rate will remain steady and stable, that the northeast portion of the County will rebound as the fastest growth area for residential development in the County, and that the trend to multi-family units will continue within the City. Due to the rate that demolition of older housing is occurring (about 150 units per year), future trends are also expected to reflect significant urban core redevelopment.

Table 4: Area Plan Activity 2005-2014

ACTIVITY TYPE	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Subdivisions Filed	50	47	43	43	29	35	40	39	46	55
Subdivisions Recorded	59	44	42	40	14	18	34	48	43	47
Improvement Location Permits	2,292	2,227	1,930	1,903	1,613	1,613	2,334	1,929	1,976	1,992
Rezoning Filed	46	45	42	43	25	27	22	28	46	33
Special Uses Filed	44	30	33	31	40	45	38	40	41	35
Variances Filed	84	94	95	95	71	76	79	88	80	85

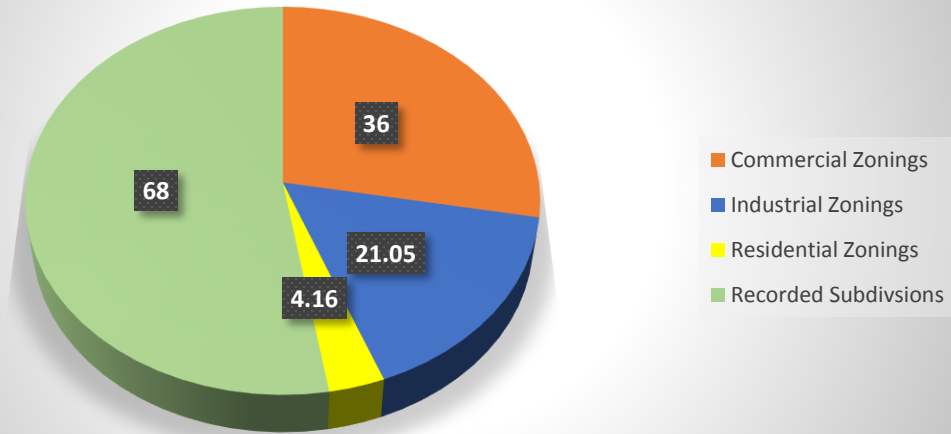
Table 5: Acreage of Approved Rezoning

City Acreage				County Acreage			Total Acreage		
Zoning Districts	2012	2013	2014	2012	2013	2014	2012	2013	2014
Agricultural	0	0	0	0	3.65	0	0	3.65	0
Single Family	0.03	0.61	2.46	0	34.79	0	0.03	35.4	2.46
Multi-Family	3.89	5.04	1.7	0	144.25	0	3.89	149.29	1.7
PUD	0	0	0	0	0	0	0	0	0
Commercial	10.18	9.59	36	0.01	119.06	34.6	10.19	128.65	70.6
Industrial	5.09	10.26	21.05	2.43	14.1	0	7.52	24.36	21.05
Air	0	0	0	0	0	0	0	0	0
Totals	19.19	25.5	61.21	2.44	315.85	34.6	21.63	341.35	95.81

Table 6: Recorded Subdivisions

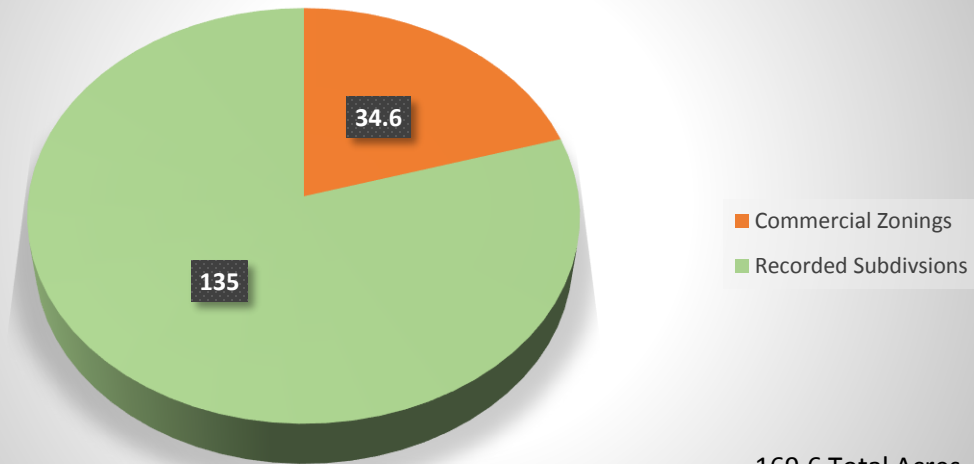
City Acreage				County Acreage			Total Acreage		
	2012	2013	2014	2012	2013	2013	2012	2013	2014
Subdivisions	12	14	20	36	29	27	48	43	47
Parcelizations				2	14	9	2	17	9
Lots/Parcels	32	46	48	216	199	138	248	245	186
Acreage (Sub Lots)	40	46	68	228	152	135	269	198	203
Average Lot Size (Acres)	1.26	1	1.45	1.1	0.83	1.12	1.12	0.87	1.21

2014 City Acreage for New Development



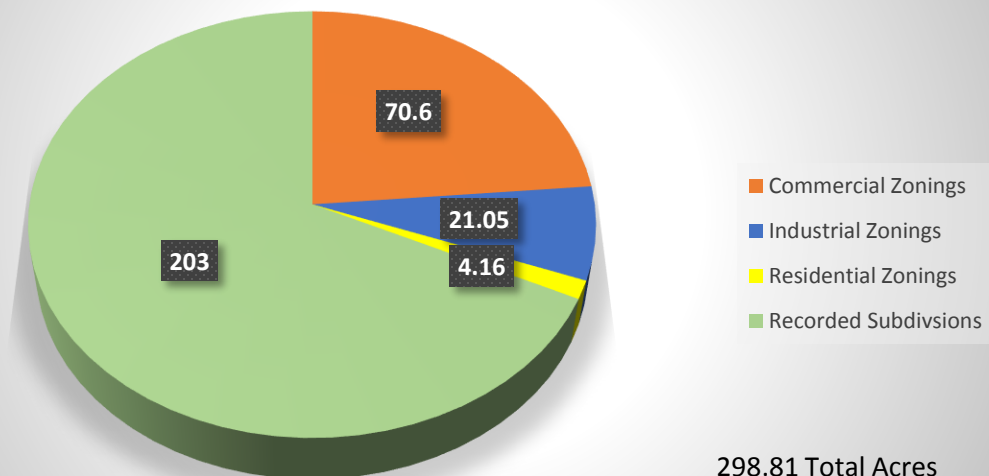
129.21 Total Acres

2014 County Acreage for New Development



169.6 Total Acres

2014 Total Acreage for New Development



298.81 Total Acres

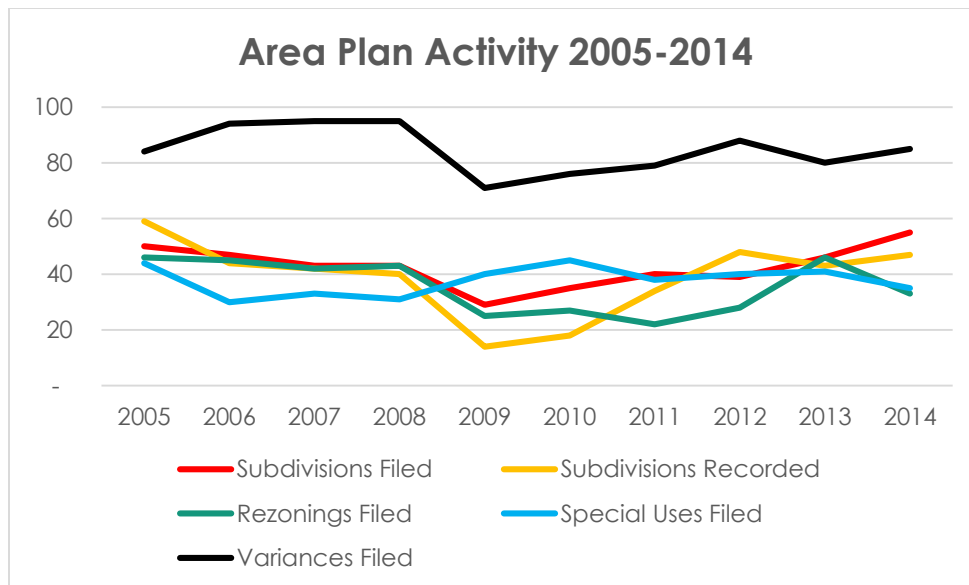


Table 7: Improvement Location Permits

Municipality	CITY				COUNTY				TOTALS			
Year	2011	2012	2013	2014	2011	2012	2013	2014	2011	2012	2013	2014
Single Family	94	37	54	94	163	201	239	214	257	238	293	308
Multi Family												
Permits	7	3	4	7	14	5	11	15	21	8	15	21
Units	219	75	89	101	34	31	22	26	253	106	111	127
Additions & Remodeling	275	286	192	303	134	114	140	141	409	400	332	444
Residential & Commercial												
Accessory Structures	86	97	92	118	175	180	174	168	261	277	266	286
garages, pools, Ag Bldgs												
Commercial & Industrial Bldg	6	36	31	44	3	20	8	11	9	56	39	55
Change-Of-Use / Business	447	225	253	207	24	26	16	19	471	251	269	226
Signs - on-premise & temporary	775	594	664	566	83	74	78	55	858	668	742	621
Others - temporary uses	36	21	16	21	11	10	4	9	47	31	20	30
TOTAL	1,727	1,299	1,306	1,360	607	630	670	632	2,334	1,929	1,976	1,992

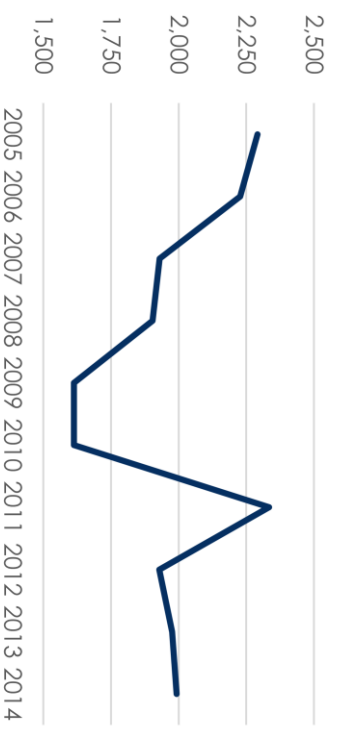
Table 8: Housing Units Permitted

Township	Single Family				Multi-Family				Total			
	2011	2012	2013	2014	2011	2012	2013	2014	2011	2012	2013	2014
Armstrong	2	1	3	3	0	0	0	0	2	1	3	3
Center												
City	12	22	26	34	6	0	0	1	18	22	26	35
Unincorporated	43	104	119	93	11	2	16	10	54	106	135	103
Total	55	126	145	127	17	2	16	11	72	128	161	138
German	6	7	10	8	9	10	0	0	15	17	10	8
Knight												
City	11	4	21	44	2	29	38	83	13	33	59	127
Unincorporated	0	0	6	0	0	15	0	6	0	15	6	6
Total	11	4	27	44	2	44	38	89	13	48	65	133
Perry												
City	1	0	0	1	0	0	0	18	1	0	0	19
Unincorporated	11	8	17	23	16	2	6	6	27	10	23	29
Total	12	8	17	24	16	2	6	24	28	10	23	48
Pigeon	54	10	7	15	211	46	51	0	265	56	58	15
Scott	44	80	81	87	0	0	0	4	44	80	81	91
Includes Darmstadt												
Union	0	0	0	0	0	0	0	0	0	0	0	0
Evansville	78	36	54	94	219	75	89	102	297	111	143	196
Unincorporated	106	200	239	214	36	29	22	26	142	229	261	240
County Total	184	236	293	308	255	104	111	128	439	340	404	436

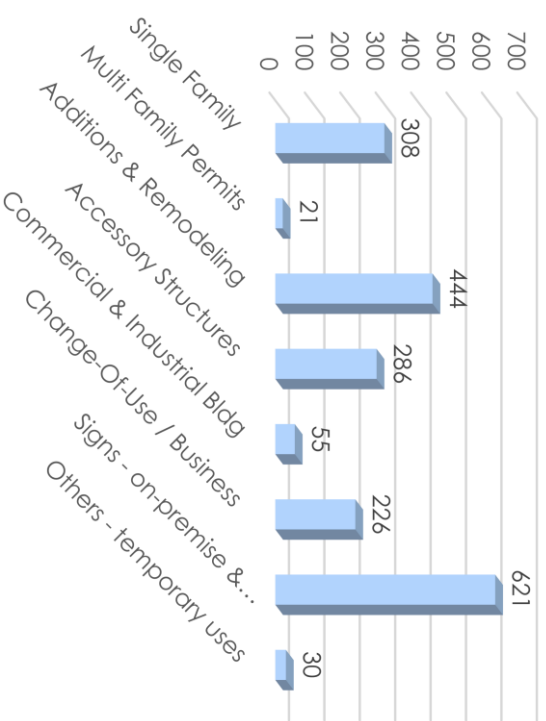
Improvement Location Permits from 2011 - 2014



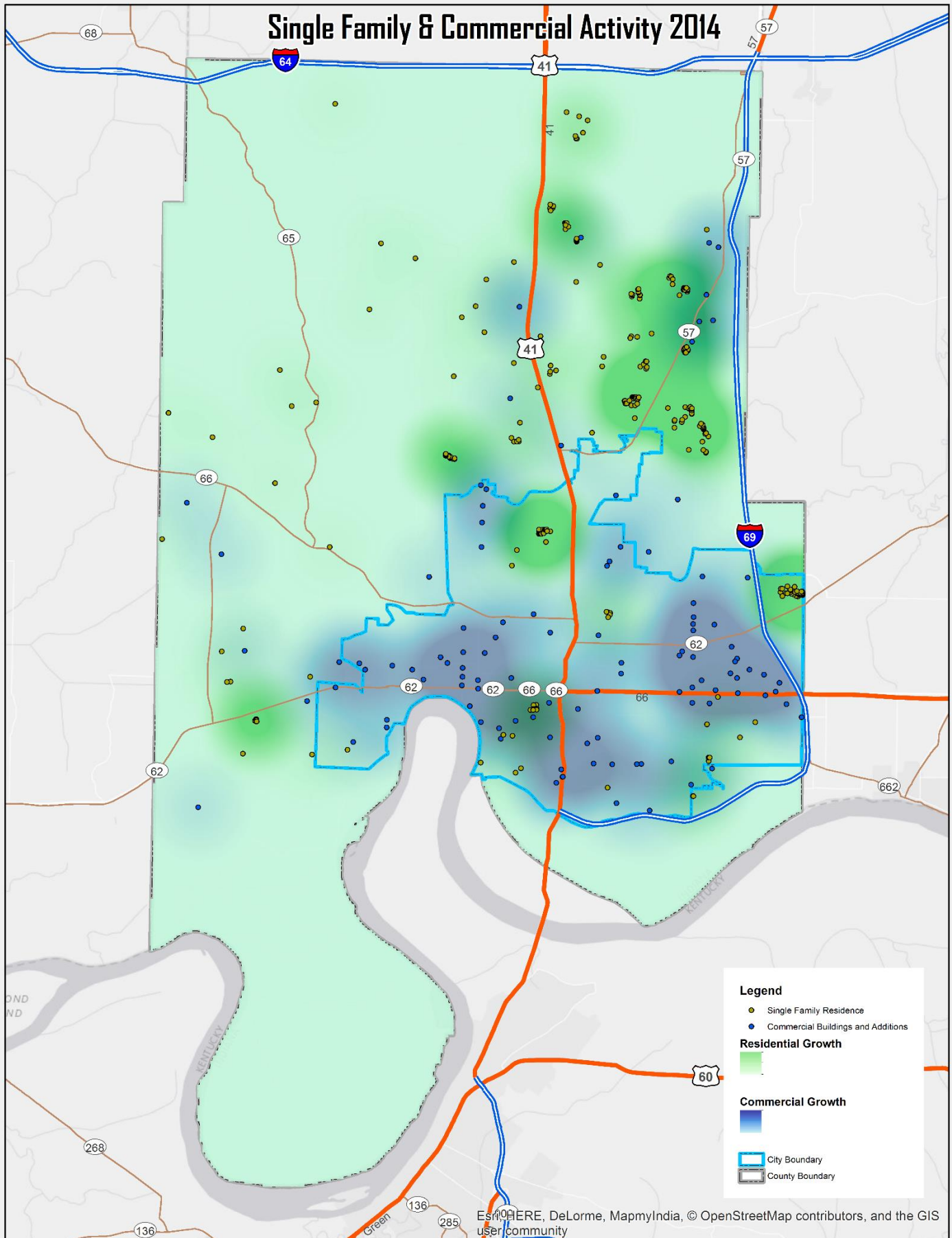
Improvement Location Permits 2005 - 2014



2014 Improvement Location Permits



Single Family & Commercial Activity 2014



APC WORK PROGRAM FOR 2015

Comprehensive Plan Update Review & Adoption:

- Put draft Plan on APC Website & in Libraries (7/15)
- Hold special APC meeting & other meetings on draft Plan to get public input (8/15)
- Have a period for written comments on draft Plan (8/15-9/15)
- Incorporate input from the VOICES process
- Incorporate appropriate policies/ideas from SEAC Regional Sustainability Plan
- Make Plan revisions to reflect comments as appropriate (9/15-10/15)
- Have a set of hearings with the APC and elected bodies to adopt final plan (11/15-12/15)

Qualifying CRS activities to stay eligible for the program

Coordinate on Other Planning Efforts (Redevelopment Plans, Bike/Ped Master Plan, etc.)

Form a University Parkway Corridor Study Group for a corridor study involving possible overlay zones, a technology park, etc. – this would require funding from the County Council

Zoning Code Updates:

- Lot Line Adjustments and Lots of Record
- Accessory Structures -- Allowed to be larger in footprint & height (County only)
- Wireless Telecommunications Ordinance
- Changes to the PUD District wording
- Electronic message board signage

Subdivision Code Updates:

- Adding Standards on Safety Issues

GIS Initiative

- Lots of Record Data Set
- Notice of Public Meeting Web Map (APC-BZA)
- Expansion of GIS Open Data and availability

ACKNOWLEDGEMENTS

MAYOR 2014

Honorable Lloyd Winnecke

CITY COUNCIL 2014

John Friend, President

Stephanie Brinkerhoff-Riley, Vice President (January-May)

Dr. H. Dan Adams, Vice President (June-December)

Constance Robinson

Al Lindsey

Dan McGinn

Missy Mosby

Conor O'Daniel

Jonathan Weaver

COUNTY COMMISSIONERS - 2014

Joe Kiefer, President

Marsha Abell

Stephen Melcher

COUNTY COUNCIL - 2014

Tom Shetler, Jr., President

Peter Swaim, Vice-President

Ed Bassemier

Mike Goebel

Angela Koehler Lindsey

Jim Raben

Stephanie Terry

DARMSTADT TOWN BOARD - 2014

Bob Stobbs, President

Mallory Lowe, Clerk-Treasurer

Steve Kahre

John Sanders

Paul Freeman

AREA PLAN COMMISSION 2014

	Appointment	Term Appointed	Term Expires
Dr. H. Dan Adams	City Council	1-1-14	12-31-14
Marty Amsler	BPW	1-1-14	12-31-14
Dewey Colter	County Council	1-1-12	12-31-15
K. C. Jain	Mayor	1-1-11	12-31-14
Roger Lehman	EVSC	1-1-14	12-31-14
Lynn Lowe	Mayor	1-1-14	12-31-17
Steve Melcher	County Comm.	1-1-14	12-31-14
Jeffrey Mueller	County Surveyor	1-1-13	Virtue of Office
Bill Pedtke, Vice Pres.	County Comm.	1-1-12	12-31-15
Chris Rutledge	Mayor	1-1-12	12-31-15
Stacy Stevens, Pres.	Mayor	1-1-11	12-31-14

Vernon Stevens	Mayor	1-1-14	12-31-17
Pete Swaim	County Council	1-1-14	12-31-14

BOARD OF ZONING APPEALS MEMBERS 2014

	Appointment	Term Appointed	Term Expires
Roger Lehman	APC	1-9-14	12-31-14
Cheryl Musgrave	Mayor	1-1-12	12-31-15
Jonathan Parkhurst	County Comm.	1-24-12	12-31-15
Bill Pedtke	APC	1-9-14	12-31-14
Mike Rudolph	Mayor	1-1-11	12-31-14
Gregg Utley	Mayor	1-1-11	12-31-14
Mike Zehner	County Comm.	1-24-12	12-31-15